University Housing Central Kitchen and Woodshop Project  
Campus Planning Committee – Meeting 4 SD approval  
June 10, 2014

Project Description  
The Central Kitchen/Woodshop project will create 22,000 gross square feet of new space to accommodate kitchen and related storage facilities currently located in Carson Hall and Bean Hall and woodshop space currently scattered throughout University Housing facilities. The current plan anticipates that the Central Kitchen/Woodshop will be completed and operational by Fall 2015.

Location: The project will be sited on university-owned land between 17th and 19th Avenues and Moss Alley and Columbia Street, which currently is occupied by housing units rented to students and managed by University Housing. The land was purchased by the university several decades ago and has been intended for use by university functions not related to academic instruction. The location and function are consistent with the 2003 Development Policy for the East Campus Area, the 2005 Campus Plan, and the relevant City of Eugene plans including the Fairmount/University of Oregon Special Area Study. The Campus Planning Committee approved the site in January 2013.

Open-space Framework Plan: As required by the 2003 Development Policy for the East Campus Area, an open-space framework plan was developed as part of the development of this project. The extent of the framework development is limited to the project block (between East 17th and 19th Avenues and Columbia and Moss Streets). The Campus Planning Committee approved the Open-space Framework Plan in June 2013.

Campus Plan Policies and Patterns

The following pages contain a list of Campus Plan policies and patterns most relevant to the project.

POLICY 2: OPEN-SPACE FRAMEWORK – The 22,000 square foot project is responsible to build out at least 2,200 square feet of designated open space within the newly adopted framework.

POLICY 3: DENSITIES – As part of the East Campus Area, maximum allowed densities will be maintained. The project is required to apply for a Site Review with the City of Eugene as required by the site’s current zoning code.

POLICY 4: SPACE USE AND ORGANIZATION – Space allocation, Flexible, Compatible Use

POLICY 5: REPLACEMENT OF DISPLACED USES – University Housing has decided that displaced housing units will not be replaced, but will assist current residents in finding other accommodations on campus.

POLICY 6: MAINTENANCE AND BUILDING SERVICE – Service area and access, Campus utilities and infrastructure improvements will be necessary

POLICY 7: ARCHITECTURAL STYLE AND HISTORIC PRESERVATION – Architectural style, Campus character, and Neighborhood Compatibility

POLICY 9: TRANSPORTATION – Traffic, Parking, and Deliveries
POLICY 10: SUSTAINABLE DEVELOPMENT - Oregon Model of Sustainable Development
POLICY 11: PATTERNS – See below
POLICY 12: DESIGN AREA SPECIAL CONDITIONS – Design Area East Campus, Sub-area 54
Limited High-Density Residential/Limited Institutional, subject to policies and standards of the 2003 Development Policy for the East Campus Area

As described in the Plan, patterns in **bold typeface** must be considered for every project. Every pattern in this list must be discussed with the user group during the design process, and designs may be evaluated using this list as a tool. The Central Kitchen/Woodshop project user group will create additional project-specific patterns and add them to this list.

* Patterns from the 2003 Development Policy for the East Campus Area

**LARGE SCALE CAMPUS**
*This first set of patterns defines how the campus is formed at the greatest scale and looks at the composition of the entire campus.*

- Campus Trees
- Good Neighbor
- Graceful Edge*
- **Open-space Framework**
- Sustainable Development
- Universal Access
- Welcoming to All

**TRANSPORTATION**
*This set of patterns defines the transportation systems (including pathways) of the entire campus.*

- Bike Paths, Racks, and Lockers
- Hierarchy of Streets*
- Path Shape
- **Local Transport Area**
- Paths and Goals
- Pedestrian Pathways*
- Peripheral Parking
- Shielded Parking and Service Areas
- Road Crossings
- Street Grid*
- Traffic Management*

**SITE ARRANGEMENT**
*This set of patterns informs how buildings should be arranged to become a part of the campus.*

- Building Complex
- Connected Buildings
- Landscape Buffering*
- **Main Building Entrance**
- Planning Process Participation*
- Positive Outdoor Space
- Quiet Backs
- Seat Spots
- Site Repair
- Sitting Wall
- South Facing Outdoors
- Water Quality

**BUILDING DESIGN**
*This set of patterns informs how each building should be designed.*

- Architectural Style
- Building Character and Campus Context
- Building Hearth
- Flexibility and Longevity
- Enough Storage
- **Four-story Limit**
- Future Expansion
- Materials and Operations
- Places to Wait
- Operable Windows
- Organizational Clarity
- Quality of Light
- Wings of Light
- Wholeness of Project
### SITE INFORMATION:

**Tax Maps:**
- 17-03-32-44, 2400
- 18-03-01-11, 2000
- 18-03-05-11, 1900
- 18-03-05-11, 1800
- 18-03-05-11, 700

**Total Site Area:** 94,044 SF

**Landscape Area:**
- 12,534 SF, ON SITE
- 2,394 SF (LAWN REPAIR OF COLUMBIA STREET, R.O.W. LANDSCAPE STRIP)

**East Campus Development Policy:**
- **Design Area:** 36
- **Max. Coverage:** 0.500
- **Max. F.A.R.:** 0.500
- **Open Space Requirement:** 10% of building area

**City of Eugene Zoning:**
- **Zoning:** PL (PUBLIC LAND, ICC (EAST CAMPUS), DRC (SITE REVIEW))
- **Max. Height:** 35'
- **Max. Building Setback:** 10'
- **Landscape Area:** No minimum req'd except at parking areas

**Building Details:**

<table>
<thead>
<tr>
<th>Component</th>
<th>Area (SF)</th>
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<tbody>
<tr>
<td>Woodshop</td>
<td>3,661</td>
</tr>
<tr>
<td>Kitchen</td>
<td>9,730</td>
</tr>
<tr>
<td>Exterior coolers</td>
<td>3,770</td>
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<tr>
<td>Mechanical</td>
<td>1,463</td>
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<tr>
<td><strong>Total Building Area</strong></td>
<td>21,680 (0.38 FAR)</td>
</tr>
<tr>
<td><strong>Outdoor Covers:</strong></td>
<td>2,258</td>
</tr>
</tbody>
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### UO Housing Central Kitchen & Woodshop

**Schematic Site Plan**

**Scale:** 1" = 20'
WEST ELEVATION (COLUMBIA STREET)
NORTHEAST VIEW FROM MOSS ALLEY
SOUTHEAST VIEW FROM MOSS ALLEY
NORTHWEST VIEW ALONG SIDEWALK
NORTHWEST VIEW ACROSS COLUMBIA STREET